

## Water Street (Boonville to Campbell)

### Status:

- Functioning City street

### Pros:

- Avoids eminent domain
- Near Park Central Square
- City owns – timetable advanced over other options
- Top site in initial feasibility study February 2007
- Also scored at top of August 2008 study
- More certainty in project budget
- May preserve ARRA stimulus funding for station

### Cons:

- Fire Department needs 50 feet of access on north side of Yellow Bonnet building
- Intersection relocation would be required
  - Would shift intersection over largest underground cavern within Jordan Creek area
  - Land from owner of the southeast corner of the intersection would have to be obtained
  - Estimated to be very expensive
- If Water Street vacated, half reverts to Brick City
- Would consume only linkage between two Jordan Valley parks
- Missouri State University objects to location
- Prevents/Limits development of 213 W. Olive (Craig Wagoner's property) – development is currently underway
- Limits development of Yellow Bonnet building
- Would require modification of parking lease with State and require City to procure additional parking
- Located in Special Business District – would require that dislocated parking be re-created within the district
- Would require action by Public Building Corporation to release bond collateral and replace with other City assets
- Adjacent to one-way street (Campbell)
- In the path of near-term development along Boonville corridor
- Existing buildings have prescriptive easements – may require eminent domain to obtain
- Uncertain whether City would be required to re-pay federal streetscape grant
- No appraisal performed